

## **APPENDIX G**

### **Measures That Could Be Taken by Local Governments to Reduce the Damage Caused by Shoreline Recession (Skidaway Institute of Oceanography 1985):**

Land use planning should guide a variety of specific measures. Local land use plans should identify areas threatened by coastal erosion and flooding. Many coastal management acts already identify these areas. Land use plans and development regulations ought to prohibit unmovable buildings whose life spans will at any time place them in the path of the retreating shoreline.

1. Adopt zoning and land use controls that encourage development in safe areas by providing property owners who have to move back from the shore with development incentives elsewhere - e.g., cluster development, transferable development rights, extra building height, or total area.
2. Assign a non-conforming status to high risk uses of land just as zoning codes consider certain uses non-conforming. Regulations could prohibit non-conforming uses from being rebuilt after a certain level of damage has been sustained.
3. Require new subdivisions to set aside lands in safe areas for those who must retreat from the shore. Where shoreline retreat is likely to threaten buildings, lots could be required to have space for at least one back step large enough to safeguard the relocated building from rising sea level for at least the term of its projected life or require developers to set aside areas of land for future relocation.
4. Remove or require demolition of structures that become a threat to public safety, including seawalls and other structures in the surf zone and high risk buildings.
5. Remove hard stabilization structures that no longer serve their purpose and cause adverse affects to nearby shoreline.
6. Establish a fund to buy up property that should not be built upon. Such a fund would allow government to move quickly to buy storm damaged property when owners are most likely to sell at the lowest prices.
7. Establish a system of Transferable Development Rights in which presently developed or undeveloped oceanfront property is endowed with separable development rights that can be used or sold further inland if the oceanfront areas cannot be rebuilt or developed. If a government were to prohibit building or severely limit the density allowed on a given property, it could provide economic relief to the owner by assigning transferable and thus salable development rights.

8. Develop zoning provisions that have special standards for areas of unstable beaches, including a "floating zone" in which zoning designation and standards move with natural features such as mean high water, dune, or vegetation line.
9. Levy special impact assessments on risky development to provide a reserve fund for buying out damaged properties.
10. Using what is known of long term erosion rates, set time limits on the residential use of certain beach fronts, enabling the owners to plan a realistic depreciation and income projection into their financial plans.
11. Establish building set-backs that protect natural beaches and primary dunes and that prohibit permanent structures in threatened areas. Where seasonal changes in beaches create new beach areas, prohibit building on newly accreted land.